



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

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**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW**

DATE: May 29, 2015
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review

NOTICE OF APPLICATION

File Numbers: CPA #004-15, RZ#004-15, SEPA#010-15
Project Applicant: What The Hay LLC
Project Location: 8603 Wide Hollow Road
Parcel Numbers: 18133042402

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received applications from Bill Hordan (consultant), on behalf of What The Hay, LLC (property owner), for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for this property from Low Density Residential to High Density Residential and to concurrently rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3). (See attached documents for further details.)

NOTICE OF ENVIRONMENTAL REVIEW

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. This may be your only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Required Permits: None

Required Studies: None



Existing Environmental Documents: None

Development Regulations For Project Mitigation and Consistency Include: State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS Agencies, tribes, and the public are encouraged to review and comment on the proposal and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by **5:00 p.m. June 19, 2015**, (regarding the SEPA Review) will be considered prior to issuing the final SEPA determination on this application.

Please send written comments to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901

Please reference the applicant's name or file number(s) in your correspondence:

What The Hay LLC — CPA #004-15, RZ#004-15, SEPA #010-15

NOTICE OF DECISION A copy of the SEPA threshold determination will be mailed to any parties of record after the end of the 20-day comment period. There will be a 14-day SEPA appeal period effective upon the date of mailing. The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by a closed record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.** Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901.

If you have any questions on this proposal please call Jeff Peters, Supervising Planner at (509) 575-6163 or email at: jeff.peters@yakimawa.gov.

Enclosed: Applications, SEPA Checklist, Site Plans, and Mailing Map

SUMMARY OF REQUEST

The request is for a non-project change to the Future Land Use Map and rezone for one property of approximately 28 acres in size. The specific request is to change the Future Land Use Designation on Parcel 181330-42402 from Low-density Residential to High-density Residential and the zoning on the parcel from Single-family Residential to Multi-family Residential.

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LEGAL DESCRIPTION

181330-42402 – Lot 2 of Short Plat recorded under Auditor's File Number 7590629, records of Yakima County, Washington.

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Supplemental Application For:
COMPREHENSIVE PLAN AMENDMENT
YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

1. TYPE OF APPLICATION: ☐ Comprehensive Plan Text Amendment ☒ Future Land Use Map Amendment

2. EXISTING ZONING OF SUBJECT PROPERTY:

☐ SR ☒ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

3. DESIRED ZONING OF SUBJECT PROPERTY:

☐ SR ☐ R-1 ☐ R-2 ☒ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

☒ Low Density Residential ☐ Medium Density Residential ☐ High Density Residential ☐ Professional Office ☐ Neighborhood Commercial ☐ Large Convenience Center ☐ Arterial Commercial ☐ CBD Core Commercial ☐ Regional Commercial ☐ Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

☐ Low Density Residential ☐ Medium Density Residential ☒ High Density Residential ☐ Professional Office ☐ Neighborhood Commercial ☐ Large Convenience Center ☐ Arterial Commercial ☐ CBD Core Commercial ☐ Regional Commercial ☐ Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

☒ Transportation ☒ Rights-Of-Way ☒ Police And Fire Protection ☒ Parks And Trails ☒ Schools
☒ Water ☒ Sewer ☐ Storm Drainage ☒ Electricity ☒ Natural Gas ☒ Telephone ☒ Cable TV

PART III - REQUIRED ATTACHMENTS

7. MAPS: Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).

8. SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS: Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)

9. WRITTEN NARRATIVE (required. see attached): (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in YMC § 16.10.040)

10. TRAFFIC CONCURRENCY (may be required): *N/A - NON-PROJECT APPLICATION*

11. ENVIRONMENTAL CHECKLIST (required): *ATTACHED*

12. SITE PLAN: *N/A - NON-PROJECT APPLICATION*

13. AUTHORIZATION:

I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Yakima for review.

[Signature]

Property Owner Signature (required)

4-27-15
Date

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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Supplemental Application For:
COMPREHENSIVE PLAN AMENDMENT
YAKIMA MUNICIPAL CODE CHAPTER 16.10

PART IV - NARRATIVE

- A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?

SEE ATTACHED WRITTEN NARRATIVE FOR RESPONSE TO ALL QUESTIONS ON THIS PAGE

- B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?

- C. Does your proposal correct an obvious mapping error? If so, what is the error?

- D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

- E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?

- F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?

- G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?

- H. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

PART IV – COMPREHENSIVE PLAN NARRATIVE

A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan or text was considered? If so, how?

Yes, this proposal addresses circumstances which have changed since the original comprehensive plan was adopted and the most relevant comprehensive plan update. Since the time of the original and updated comprehensive plan adoption, there has been substantial growth in the West Valley Area. This growth has placed a demand on the need for residential housing of all types. Currently there is an over abundance of property designated low-density residential and a shortage of moderate- and high-density designated properties. However, the demand which has least been met is for high-density residential housing, which is usually the most affordable. Since the start of the Recession in about 2007, which partially occurred due to the failure of the housing market, substantial housing foreclosures have occurred nation-wide and in Yakima. This failure has resulted in a need for rental housing because home ownership was declining and those losing their homes needed a new place to live. Changes to the Future Land Use Map have not occurred as quickly as necessary to keep up with this trend. Thus, the demand for high-density residential development continues to exist. A check with major owners of rental properties indicates that the rental vacancy in the Yakima Area is nearly zero.

Some of the most recently developed large multi-family projects in the Yakima Urban Area are located near South 48th and Nob Hill and along University Parkway Apartments in Terrace Heights. These large projects have had their land use designation and zoning changed after the adoption of the current Comprehensive Plan. Both projects have vacancy rates of zero. This indicates that a demand exists for this type of housing throughout the Yakima Urban Area. It is important to note that both these projects were constructed on large vacant parcels, with over 100 housing units being provided at each site, because larger parcels can be appropriately planned to accommodate all on-site improvements and extension of utilities to the property.

In the West Valley Area, there is a limited amount of undeveloped high-density residential property available. The largest tracts of available currently are owned by a single owner, which is Congdon Orchards and totals about 160 acres. To date, none of the property under this ownership has been sold or developed with high-density residential uses. The second largest tract of undeveloped property designated high-density residential in this area is at the southeast corner of South 86th Avenue and Occidental Road, which is approximately 20 acres in size and is intended for senior living and care. The third largest undeveloped tract of land is located within the Apple Tree Resort along Occidental Road, which is approximately 15 acres in size and is generally intended to be high-end condominiums. Because of the current ownership pattern and the intended uses of the property, a shortage of property designated for high-density residential purposes exists and a need exists for more.

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Changes specific to this property since the original comprehensive plan change and subsequent updates include the original subdivision of this property which created a 10 acre parcel, which has been approved for the construction of a church, and the balance of the property which is 28 acres in size and the subject of this application. This subdivision places a large parcel of property (10 acres) between the plats of Cottonwood Grove and the subject property to provide a substantial buffer between low-density residential development and the proposed high-density residential development. The roadway improvements to West Nob Hill Boulevard from South 48th Avenue to South 80th Avenue, which widened this section, has brought a better transportation facility closer to the subject property. A current proposal by the Yakima County Flood District to construct a Shaw Creek overflow, west of the subject property, will ultimately remove the majority of subject property from the 100-year floodway and floodplain of Shaw Creek.

Based on these changes and conditions in the overall West Valley Area, and the specific changes to, and around, the subject property described above, the proponent believes that substantial changes have occurred to warrant a change in the subject property land use designation from low-density residential to high-density residential. The fact that the property is large in size, 28 acres, will ensure that adequate planning can occur to accommodate the proposed land use designation change.

B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?

Yes, this proposal better implements applicable comprehensive plan policies than the current relevant comprehensive plan map because the change meets a demonstrated need to provide additional lands designated for high-density residential development.

The proposal better implements the applicable plan policies because it meets the following goals and policies for high-density residential:

Goal 3.1 – Provide for a broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public.

Policy 3.1.1.1 – Development shall be at an overall density of 12 dwelling units per acre or more. Recommended zones for this density includes, Multi-family Residential (R-3).

Proponent Statement – Due to the size of this property, it can be developed at a density of 12 or more dwelling units if zoned Multi-family Residential.

Policy 3.1.1.4 – Development shall be located along arterials or collector streets and should have good access to public transit.

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Proponent Statement – This property has direct access to Wide Hollow Road and South 88th Avenue, which are arterial and collector streets. The property also has indirect access to Westbrook Avenue, which provides access to South 80th Avenue, a collector. Access to public transit can be gained through these routes.

Policy 3.1.1.7 – Development shall be encouraged to minimize impacts on surface water. Low impacts practices are encouraged.

Proponent Statement – Upon completion of the Shaw Creek overflow channel, the property will generally be free of all impacts to surface water.

Goal 5.1 – Encourage diverse and affordable housing choices.

Policy 5.1.1 – Continually monitor affordable housing needs and assist in providing locations for affordable housing as necessary to meet this need.

Policy 5.1.3 – Encourage affordable housing development.

Proponent Statement – Due to the shortage of available designated high-density residential land, designating this property high-density residential would help alleviate the shortage and provide a location that will meet the demonstrated need and encourage affordable housing.

C. Does your proposal correct an obvious mapping error? If so, how?

No, it does not appear that an obvious mapping error occurred. This is a voluntary request on behalf of the property owner to provide an area of high-density residential development to meet the needs of the community.

D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

This proposal does involve an identified deficiency in the comprehensive plan. The deficiency deals with the fact that there is a need for additional lands designated high-density residential development that are “available” for “immediate” development. Properties currently under this designation do not appear to be “available” to the general public for immediate development, as they are not currently for sale or being held in reserve for future designated land development. This request fulfills that deficiency by providing additional lands for immediate future growth.

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E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?

Yes, this proposal is consistent with RCW 36.70A.100. This application is part of the annual comprehensive plan update for the Yakima Urban Area Comprehensive Plan. The City of Yakima coordinates this update with Yakima County for consistency between the jurisdictions.

F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch.36.70A, and the Yakima County-wide Planning Policy (CWPP)? If so, how?

Yes, this proposal is consistent with the Growth Management Act and the Yakima County-wide Planning Policy because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in an area where all urban level services and facilities are currently provided, or can easily be extended. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages affordable housing to all economic segments of the population and promotes a variety of residential housing types.

G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?

The cumulative impacts of all comprehensive plan amendments are determined by the jurisdiction processing the proposed amendment. In this situation, the impact will result in a shift away from low-density residential housing to high-density residential housing. This is a good impact from the perspective of the comprehensive plan which encourages infill projects within City Limits to reduce sprawl and best use existing services and facilities available.

H. For Future Land Use Map changes, please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

The subject property consists of one parcel totaling approximately 28 acres. The site contains a single-family residence and miscellaneous outbuildings which are used as part of an active horse ranch. All urban services and facilities are available to the property, or can be extended to the property, as needed.

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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

☐ SR ☒ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

2. DESIRED ZONING OF SUBJECT PROPERTY:

☐ SR ☐ R-1 ☐ R-2 ☒ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

3. ZONING OF ADJOINING PROPERTY (check all that apply):

☒ SR ☒ R-1 ☒ R-2 ☐ R-3 ☐ B-1 ☒ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

☒ Low Density Residential ☐ Medium Density Residential ☐ High Density Residential ☐ Professional Office
☐ Neighborhood Commercial ☐ Large Convenience Center ☐ Arterial Commercial ☐ CBD Core Commercial
☐ Regional Commercial ☐ Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map?

If so what is the proposed future land use designation?

☐ Low Density Residential ☐ Medium Density Residential ☒ High Density Residential ☐ Professional Office
☐ Neighborhood Commercial ☐ Large Convenience Center ☐ Arterial Commercial ☐ CBD Core Commercial
☐ Regional Commercial ☐ Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

☒ Transportation ☒ Rights-Of-Way ☒ Police And Fire Protection ☒ Parks And Trails ☒ Schools
☒ Water ☒ Sewer ☐ Storm Drainage ☒ Electricity ☐ Natural Gas ☒ Telephone ☒ Cable TV

PART III - REQUIRED ATTACHMENTS

7. WRITTEN NARRATIVE (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request) **SEE ATTACHED**

8. ENVIRONMENTAL CHECKLIST (required): **ATTACHED**

9. TRAFFIC CONCURRENCY (may be required): **N/A - NON-PROJECT APPLICATION**

10. SITE PLAN (required if the rezone is associated with land use development):
N/A - NON-PROJECT APPLICATION

11. AUTHORIZATION:

I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Yakima for review.

[Signature]
Property Owner Signature (required)

4-27-15
Date

PART III – REZONE NARRATIVE

(Number 7)

I. How is the subject property suitable for uses permitted under the proposed zoning?

The property is well suited for all High-density Residential uses permitted under the proposed zoning. The property is flat and is currently served with all necessary infrastructure and public facilities. In fact, the property has all necessary public facilities adjoining the property on the north. It is likely that facilities, such as sanitary sewer, may have to be brought in from different locations to accommodate development on this property, however, the facilities are in the area and can be extended as necessary. The property fronts on Wide Hollow Road to the south and has access to South 88th Avenue on the north, which connects with Tieton Drive further to the north. The property also has access to South 85th Avenue, which connects with Westbrook Avenue that connects with South 80th Avenue to the east and indirectly connects to West Nob Hill Boulevard. Upon the construction of the Shaw Creek overflow project, most of the environmental constraints of the project will be removed from the property. This will leave a single approximate 28 acre parcel of property that can be developed with high density residences.

The property generally lies in a mixed-use neighborhood. The surrounding area is a mixture of urban development, rural residential living, agricultural uses and local businesses. A multi-family residential development would be appropriate at this site based on those existing uses.

The intent of this request is to provide additional land for high-density residential development. To be able to make these provisions, it is necessary to have a land use designation and zoning district that provides the incentive to develop the property appropriately. In this case, improvements to infrastructure and the transportation system in this area will require a higher land use designation, so that infrastructure improvements necessary to develop this site can be accomplished.

What is the status of the existing land use?

The subject property is currently used as a horse ranch. The property contains a single-family dwelling and miscellaneous outbuildings associated with that operation.

J. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?

The rezone request is in compliance with the Yakima Urban Area Comprehensive Plan because it meets the intent behind the text of the plan as it deals with the High-density Residential designation:

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Specifically, as defined by the comprehensive plan, this proposal and general area meets the intent of the High-density Residential designation because the designation states: *“Multi-family residential development may include apartments, condominiums and townhouses, containing 12 or more dwelling units per acre. A limited range of other mixed land uses may be permitted, such as some professional offices and community services.”*

This proposal meets that definition and is further supported by the following goals and policies:

Goal 3.1 – Provide for a broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public.

Policy 3.1.1.1 – Development shall be at an overall density of 12 dwelling units per acre or more. Recommended zones for this density includes, Multi-family Residential (R-3).

Proponent Statement – Due to the size of this property, it can be developed at a density of 12 or more dwelling units if zoned Multi-family Residential.

Policy 3.1.1.4 – Development shall be located along arterials or collector streets and should have good access to public transit.

Proponent Statement – This property has direct access to Wide Hollow Road, an arterial street. Access is also provided by South 88th Avenue to Tieton Drive, which are arterial and collector streets. The property has indirect access to Westbrook Avenue, which provides access to South 80th Avenue and West Nob Hill Boulevard, which are arterial and collector streets. Access to public transit can be gained through these routes.

Policy 3.1.1.7 – Development shall be encouraged to minimize impacts on surface water. Low impacts practices are encouraged.

Proponent Statement – Upon completion of the Shaw Creek overflow channel, the property will generally be free of all impacts to surface water.

Goal 5.1 – Encourage diverse and affordable housing choices.

Policy 5.1.1 – Continually monitor affordable housing needs and assist in providing locations for affordable housing as necessary to meet this need.

Policy 5.1.3 – Encourage affordable housing development.

Proponent Statement – Due to the shortage of available designated high-density residential land, designating this property high-density residential would help alleviate

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the shortage and provide a location that will meet the demonstrated need and encourage affordable housing.

For all the reasons stated above, this proposal is in compliance with the comprehensive plan because it meets the goals and policies for multi-family residential development, is located in a mixed-use neighborhood and the parcel is large enough that it can be developed to multi-family residential development standards.

K. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on the and around the subject property?

Yes, there are adequate public facilities to serve this proposal. The property is served with all necessary infrastructure located along the north property lines, as it abuts the plats of Cottonwood Grove. The property has adequate access as described in "I" above. The property is served with all other infrastructure including domestic water, sanitary sewer, electricity, telephone and any other needed utilities. Additionally, the site is protected by the Yakima Police and Fire Departments.

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses. If any service or facility deficiency exists in the delivery of services, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at his/her/their expense through land use concurrency requirements.

L. How is the proposed zone change compatible with the existing neighboring uses?

The proposed zone change is compatible with existing neighboring land uses because the general area to the west, south and east are sparsely developed. Properties directly to the east are rural residential in nature and are large parcels connected to individual wells and septic systems. The parcels generally contain a single-family residence and are used for hobby farming or are vacant. Slightly to the southeast is a small node of commercial and industrial uses such as a fruit packing facility with storage facilities, mini-mart, mechanical shop tavern, restaurant and drive-thru espresso stand. To the south, across Wide Hollow Road, are active agricultural uses such as orchards and row crops. To the west is a series of low intensity properties that has historically been used for pasture. Generally to the north, is a ten acre vacant parcel of property which is owned by the

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Foursquare Church and beyond that are the plats of Cottonwood Grove, a series of conventional urban subdivisions. This project is compatible with all these surrounding uses because it is located in the Yakima Urban Area, an area determined to be the future growth area for the City of Yakima for at least the next 20 years. The low density development and agricultural uses on the west, east and south provide adequate buffering between uses to off-set any adverse impacts. The impact of high-density residential and generally undeveloped property should be compatible with one another. The 10 acre parcel on the north provides a substantial buffer between the plats of Cottonwood Grove and this proposal, thus providing substantially displacement between the low density residential uses and the proposed high density uses. The transportation network is such, that collectors and arterial will be used for access to and from the property, which will ensure that traffic does not become disruptive to the surrounding neighborhood.

What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?

No specific mitigation is proposed as part of the rezone request, as it is a non-project application. However, appropriate mitigation is built into the zoning code through regular site plan approval, which would be required as part of any development plan for the property.

M. What is the public need for the proposed change?

The public need arises from the fact that there is a demonstrated need for additional high density residential property in the Yakima Urban Area. As indicated in the written narrative associated with the attached Comprehensive Land Use change request, large parcels of "available" high density residential property are owned by just a few property owners. The property under this ownership is either not for sale or dedicated to a specific use. This has created a shortage of "available" high density residential property. Existing vacant parcels of property designated high density residential and zoned Multi-family Residential (R-3) have been fully built-out and are occupied by residents upon completion. To meet the needs of the community with diverse and affordable housing choices, property must be made available to fulfill this desired goal. This rezone to Multi-family Residential (R-3) meets that public need and perspective.

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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. **Name Of Proposed Project (If Applicable):** Not applicable
2. **Applicant's Name & Phone:** Bill Hordan, Hordan Planning Services – (509) 249-1919.
3. **Applicant's Address:** 410 North 2nd Street, Yakima, WA 98901
4. **Contact Person & Phone:** Same as applicant.
5. **Agency Requesting Checklist:** City of Yakima
6. **Date The Checklist Was Prepared:** April 26, 2015
7. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** Not applicable, no land use action is proposed at this time.
8. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** Yes, upon a successful change in the Future Land Use Designation and Rezone of the property, a future development plan will be developed to create a high-density residential project. Specific plans for residential development at this site have not been drafted at this time.

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9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

No additional environmental information is pending.

10. Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

No other applications are pending.

11. List any government approvals or permits that will be needed for your proposal, if known:

Comprehensive Plan Land Use change to the Future Land Use Map and Rezone.

12. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

The proposal is to change the Comprehensive Plan Future Land Use Map designation and zoning on 1 parcel totaling approximately 28 acres in size. The comprehensive plan land use change consists of changing the Future Land Use Map from Low-density Residential to High-density Residential and the zoning from Single-family Residential to Multi-family Residential.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

The property lies on the north side of Wide Hollow Road, approximately 2,000 feet west of South 80th Avenue, within the City Limits of Yakima, Washington. The address of the property is 8603 Wide Hollow Road. The Yakima County Assessor's Parcel Numbers for the property is 181330-42402.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Earth</p> <p>a. General description of the site (✓ one):</p> <p><input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other</p> <p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>Approximately 1-2 percent.</p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>According to the Soil Survey of Yakima County Area Washington, the soil types are Logy silt loam, 0 to 2 percent slopes and Yakima silt loam. The Yakima silt loam soil is classified as prime farmland.</p>	<p style="text-align: right; transform: rotate(-15deg);"> RECEIVED APR 29 2015 CITY OF YAKIMA PLANNING DIV. </p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>No.</p>	
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>No fill or grading is required as part of this application.</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Not as part of this application.</p>	
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Not applicable, no construction is proposed as part of this application.</p>	
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>None needed, none proposed.</p>	
2. Air	
<p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>None as part of this land use change and rezone application.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None known by property owner.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p>	
3. Water	
<p>a. Surface:</p>	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Yes, Shaw Creek lies approximately 2,500 feet north of the property and Wide Hollow Creek is located approximately 300 feet south of the property.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable.</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>Yes, see critical areas map attached to this application.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
<p>b. Ground:</p>	
<p>1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable, this is a non-project land use change and rezone request.</p>	
<p>c. Water Runoff (including stormwater):</p>	
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Not applicable, there is no project.</p>	
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Not applicable.</p>	
<p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Development of the property will be limited in scope until such time as the Shaw Creek By-pass Project is completed. The by-pass project will remove most of the property from the floodplain and floodway of Shaw Creek. It is likely that development will not occur until the by-pass project is completed. If development occurs prior to the by-pass project, the project will be limited and occur subject to Critical Areas review and floodplain review by the City of Yakima.</p>	
<p>4. Plants:</p>	
<p>a. Check (✓) types of vegetation found on the site:</p>	
<p>Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p>	
<p>Evergreen Green: <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other</p>	
<p><input type="checkbox"/> Shrubs <input type="checkbox"/> Grass <input checked="" type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other</p>	
<p>Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other</p>	
<p>Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
Other Types Of Vegetation:	
b. What kind and amount of vegetation will be removed or altered?	
No vegetation will be removed or altered as part of this application.	
c. List threatened or endangered species known to be on or near the site.	
None known by the property owner.	
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:	
None needed, none proposed.	
5. Animals:	
a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:	
Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other - Quail	
Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other	
Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other	
b. List any threatened or endangered species known to be on or near the site.	
None known by the property owner.	
c. Is the site part of a migration route? If so, explain.	
No.	
d. Proposed measures to preserve or enhance wildlife, if any:	
None needed, none proposed.	
6. Energy and Natural Resources	
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.	
No energy is needed as part of this application.	
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.	
No.	
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:	
None needed as there is no proposal.	
7. Environmental Health	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.	
No.	
1. Describe special emergency services that might be required.	
No special emergency services are required for this application.	
2. Proposed measures to reduce or control environmental health hazards, if any:	
None needed, none proposed.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
b. Noise	
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?	
Minor traffic noise exists in the area, mainly from Wide Hollow Road. It will not affect this proposal.	
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.	
The land use change and rezone will not create any noise.	
3. Proposed measures to reduce or control noise impacts, if any:	
None needed, none proposed.	
8. Land and Shoreline Use	
a. What is the current use of the site and adjacent properties?	
The subject site contains a single-family residence and miscellaneous outbuildings used for a horse facility. Adjacent properties to the east, south and west are used for rural residential living, agricultural purposes or vacant. Property to the north is vacant and a series of conventional plats known as Cottonwood Grove.	
b. Has the site been used for agriculture? If so, describe.	
Yes, the property has been used for alfalfa and pasture.	
c. Describe any structures on the site.	
The site contains a single-family residence, several hay sheds, a shop and horse corrals.	
d. Will any structures be demolished? If so, what?	
No structures will be demolished as part of this application. However, it is likely that as this proposal progresses, overtime, some or all of the existing structures will be demolished and replaced with new buildings.	
e. What is the current zoning classification of the site?	
Single-family Residential	
f. What is the current comprehensive plan designation of the site?	
Low-density Residential	
g. If applicable, what is the current shoreline master program designation of the site?	
Not applicable.	
h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify.	
No.	
i. Approximately how many people would reside or work in the completed project?	
Not applicable, there is no project.	
j. Approximately how many people would the completed project displace?	
Not applicable, there is no project.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None needed, none proposed.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with Yakima Urban Area Comprehensive Plan and Zoning Ordinance.</p>	
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable, no new housing is being provided.</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable. See 8.d. above.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</p>	
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed?</p> <p>Not applicable, no structures are proposed.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No known views in the immediate area will be altered or obstructed as part of this application.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None needed, none proposed.</p>	
<p>11. Light and Glare</p>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>No light or glare will be produced as part of this application.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not applicable.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None needed, none proposed.</p>	
<p>12. Recreation</p>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Recreational opportunities have been observed at the West Valley Neighborhood Park, which lies southeasterly of the site approximately 2,000 feet.</p>	

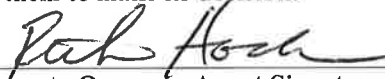
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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No recreational opportunities will be displaced.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None needed, none proposed.</p>	
13. Historic and Cultural Preservation	
<p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None known by the property owner.</p>	
<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.</p> <p>None known by the property owner.</p>	
<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>None needed, none proposed.</p>	
14. Transportation	
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site is currently served by South 85th Avenue, South 88 Avenue on the north and Wide Hollow Road on the south. These roads all connect to other urban arterials and eventually the state highway system.</p> <p>b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?</p> <p>No, the nearest known stop is located approximately 3,000 feet to the north.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Not applicable, there is no project.</p>	
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>No, there is no project at this time.</p>	
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>Not applicable, there is no project.</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>None needed, none proposed.</p>	
15. Public Services	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:</p> <p>No.</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>No utilities are proposed to be extended to the property at this time.</p>	
16. Utilities	
<p>a. Circle utilities currently available at the site: <u>electricity</u>, natural gas, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, septic system, other.</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>Not applicable, as there is no project at this time.</p>	
C. SIGNATURE (To be completed by the applicant.)	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="147 1087 568 1186"> <p>x </p> <p>Property Owner or Agent Signature</p> </div> <div data-bbox="974 1092 1234 1186"> <p>4-27-15</p> <p>Date Submitted</p> </div> </div>	
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE</p> <p>IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p>No increased discharge to water, emissions to air or toxic/or hazardous substances are proposed. No increase in noise levels are anticipated by a change to the Comprehensive Plan or Rezone.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>This proposal will have no effect to plants, animals, fish or marine life.</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, if determined necessary.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Not applicable, no natural resources are being exploited through this application.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None needed, none proposed.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>The proposal does not affect environmentally sensitive areas.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Compliance with local, state and federal environmental ordinances will ensure protection occurs.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>This proposal will not affect shorelines, as there are none affected. Future land use development of the property will be dictated by local, state and federal ordinances.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>New development would likely increase traffic on local and state highways. A minor demand in public services and utilities would likely occur as the property is developed.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>All new development would be required to meet transportation concurrency requirements prior to development occurring.</p>	

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts are anticipated.</p>	

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Subject Property

What the Hey, LLC

-  Subject Property
-  Parcels
-  All Roads

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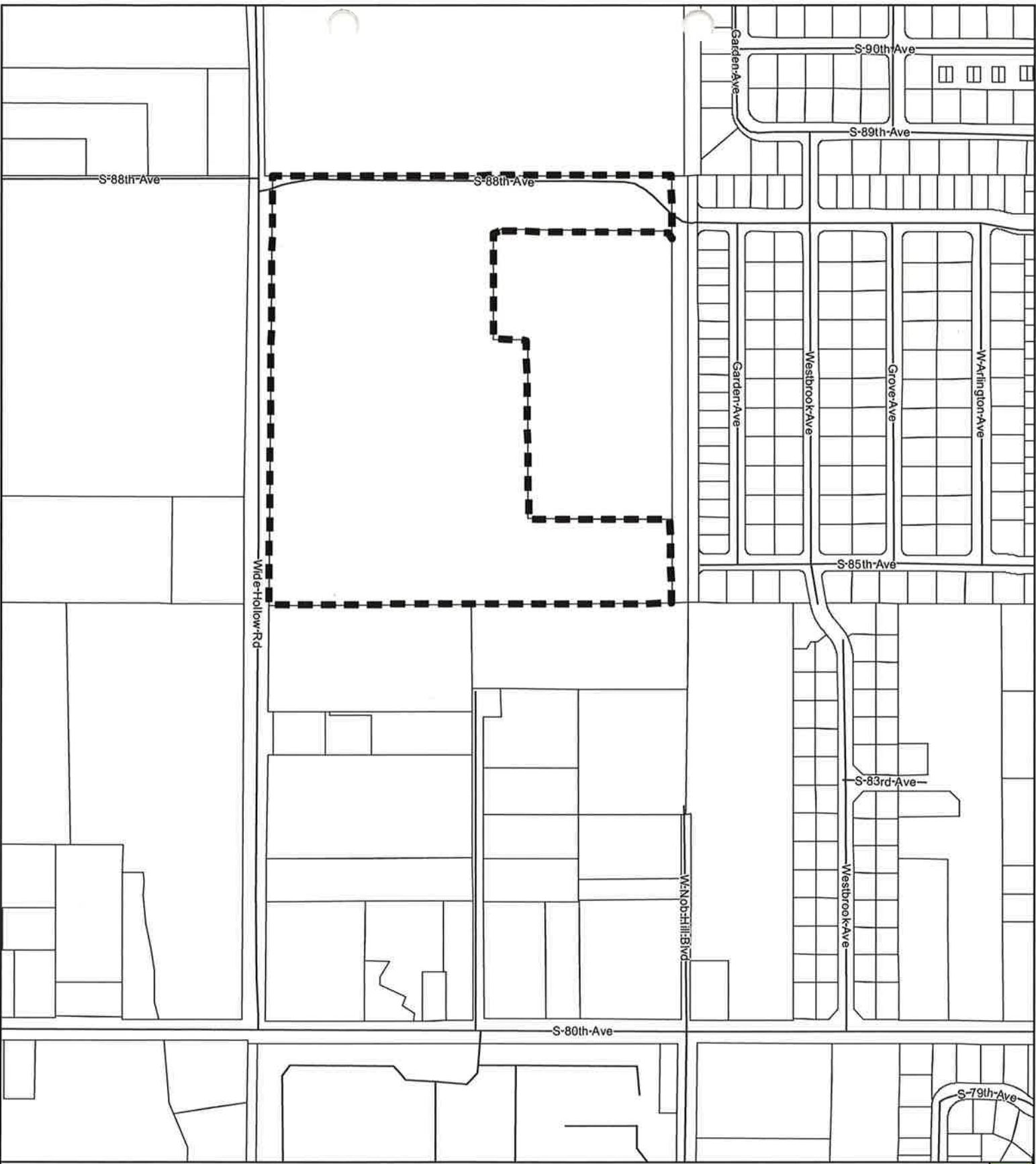
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0 65 130 260 390 520 Feet



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Critical Areas

What the Hey, LLC

Subject Property
Stream Type - 2006 CAO

- 1 Subject Property
- 2 Stream Type - 2006 CAO
- 3
- 4
- 4 or 5
- 5
- Man Made
- Undetermined
- SMP Lakes Environment
- Conservancy
- Natural
- Rural
- Urban
- Urban Conservancy
- FEMA 100 Year Floodway
- FEMA 100 Year Floodplain
- Zone A
- Zone AE
- Potential Wetlands
- Parcels
- All Roads

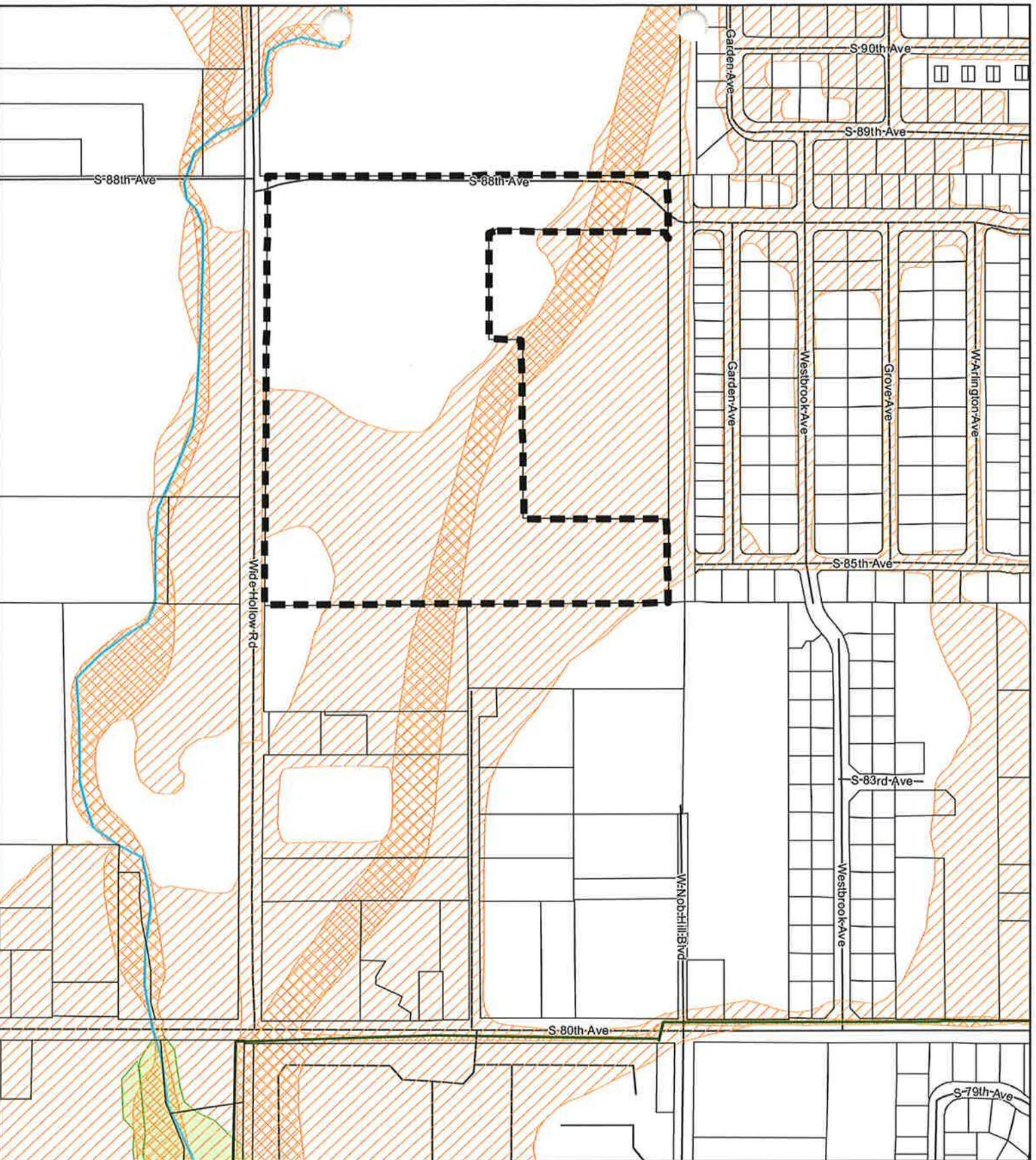
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**Site and Adjacent
Existing Future
Land Use**

What the Hey, LLC

-  Subject Property
City of Yakima Future Land Use
-  Low Density Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Professional Office
 -  Regional Commercial
 -  Neighborhood Commercial
 -  Large Convenience Center
 -  General Commercial
 -  CBD Core Commercial
 -  Industrial
 -  Parcels
 -  All Roads

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Proposed Future Land Use

What the Hey, LLC

Subject Property

City of Yakima Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Professional Office
- Regional Commercial
- Neighborhood Commercial
- Large Convenience Center
- General Commercial
- CBD Core Commercial
- Industrial
- Parcels
- All Roads

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Existing Zoning

What the Hey, LLC



Subject Property

City of Yakima Zoning

SR Suburban Residential

R-1 Single Family

R-2 Two Family

R-3 Multi-Family

B-1 Professional Business

B-2 Local Business

HB Historical Business

SCC Small Convenience Center

LCC Large Convenience Center

CBD Central Business District

CBD Support

GC General Commercial

M-1 Light Industrial

M-2 Heavy Industrial

RD Regional Development

AS Airport Support

Parcels

All Roads

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Date: 4/27/2015



Proposed Zoning

What the Hey, LLC

- Legend**
- Subject Property
 - City of Yakima Zoning
 - SR Suburban Residential
 - R-1 Single Family
 - R-2 Two Family
 - R-3 Multi-Family
 - B-1 Professional Business
 - B-2 Local Business
 - HB Historical Business
 - SCC Small Convenience Center
 - LCC Large Convenience Center
 - CBD Central Business District
 - CBD Support
 - GC General Commercial
 - M-1 Light Industrial
 - M-2 Heavy Industrial
 - RD Regional Development
 - AS Airport Support
 - Parcels
 - All Roads

RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

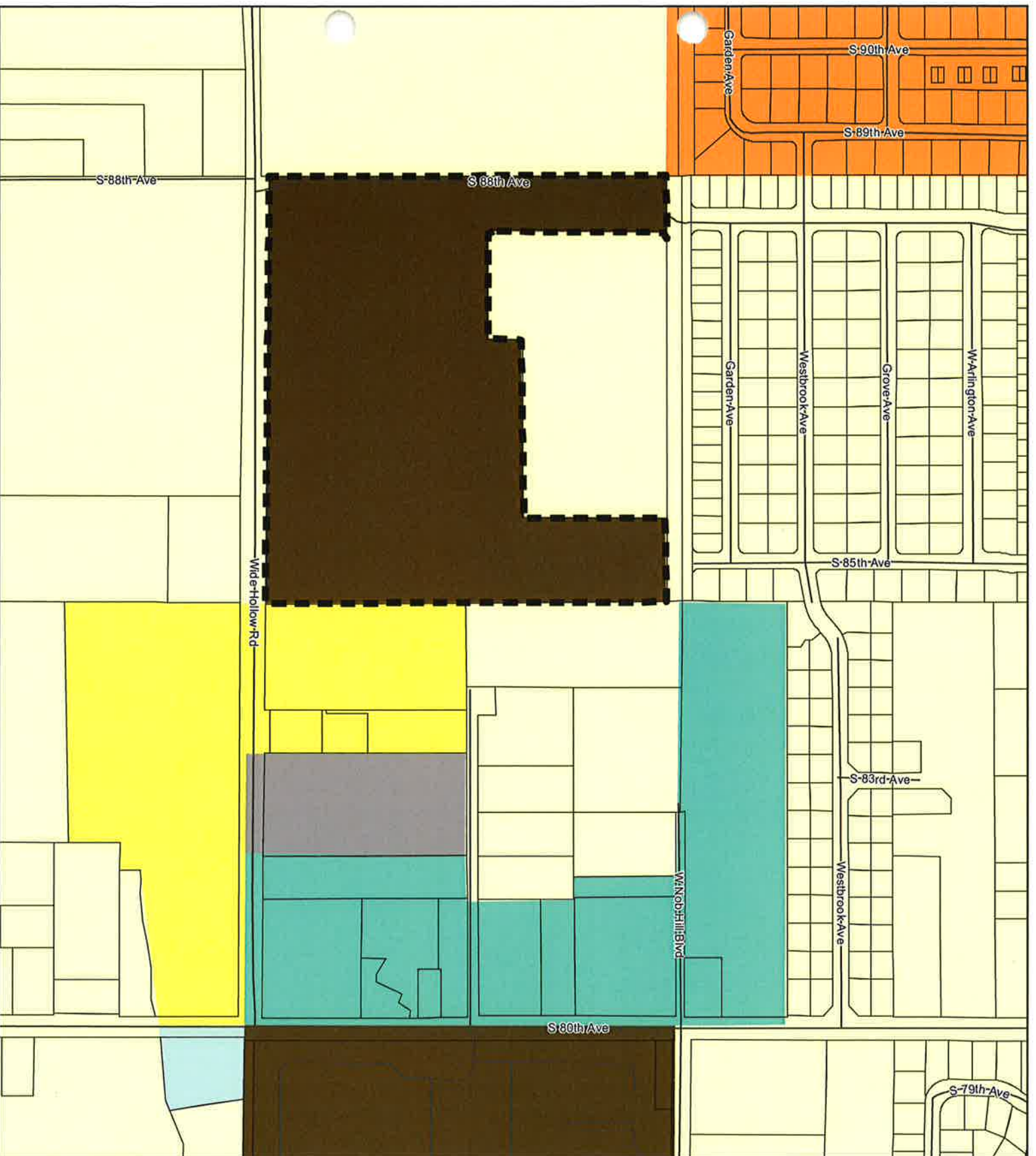
Parcel Lot lines are for visual display only. Do not use for legal purposes.

1 inch = 400 feet
0 65 130 260 390 520 Feet



Yakimap.com

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Date: 4/27/2015



Project Vicinity Map

CPA#004-15



Related Projects: RZ#004-15, SEPA#010-15

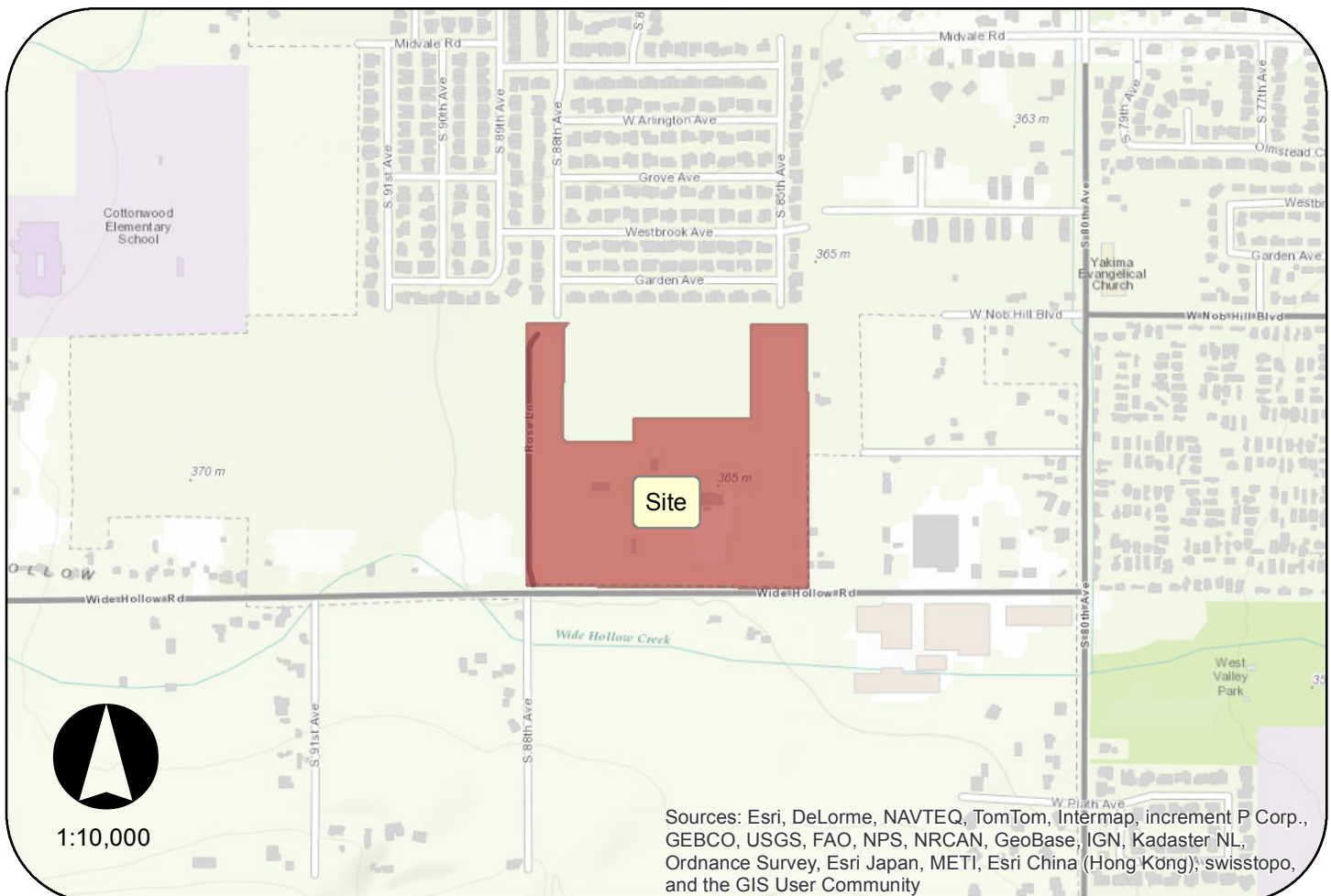
Applicant: HORDAN PLANNING SERVICES

Location: 8603 WIDE HOLLOW RD

Monday - 05/04/2015 - 02:13:07

Contact City of Yakima Planning Division at 509-575-6183

City of Yakima - Geographic Information Services



Proposal: Change the Future Land Use map designation for one parcel from Low-density Residential to High-density Residential and change the zoning from Single-family Residential to Multi-family Residential.

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